083.0	0004	0001.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	623,800 /	623,800
					USE VALUE:	623,800 /	623,800
					ASSESSED:	623,800 /	623,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		BRANCH AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CULLINANE PAUL B	
Owner 2:		
Owner 3:		
Street 1:	13 PROSPECT ST	
Street 2:		
Twn/City:	EAST GREENWICH	
St/Prov:	RI	Cntry:
Postal:	02818	Type:

Own Occ: N

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,382 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1925, having primarily Vinyl Exterior and 1194 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5382.000	216,800		407,000	623,800
Total Card	0.124	216,800		407,000	623,800
Total Parcel	0.124	216,800		407,000	623,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 522.45 | /Parcel: 522.4

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct	52061
GIS Ref	
GIS Ref	
Insp Date	11/24/08

!6775!

PREVIOUS ASSESSMENT

Parcel ID 083.0-0004-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	216,900	0	5,382.	407,000	623,900	623,900	Year End Roll	12/18/2019
2019	101	FV	190,600	0	5,382.	401,200	591,800	591,800	Year End Roll	1/3/2019
2018	101	FV	190,600	0	5,382.	308,200	498,800	498,800	Year End Roll	12/20/2017
2017	101	FV	190,600	0	5,382.	290,700	481,300	481,300	Year End Roll	1/3/2017
2016	101	FV	190,600	0	5,382.	267,500	458,100	458,100	Year End	1/4/2016
2015	101	FV	180,300	0	5,382.	250,000	430,300	430,300	Year End Roll	12/11/2014
2014	101	FV	180,300	0	5,382.	230,300	410,600	410,600	Year End Roll	12/16/2013
2013	101	FV	180,300	0	5,382.	230,300	410,600	410,600		12/13/2012

PRINT

Date	Time
12/10/20	21:29:44

LAST REV

Date	Time
06/08/17	18:13:37

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6775

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CULLINANE VERON	1182-147		1/15/1998	Family	1	No	No		A

USER DEFINED

Prior Id # 1:	52061
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/11/2007	331	Manual	21,000	C		G8	GR FY08	demo deck /frame n

ACTIVITY INFORMATION

Date	Result	By	Name
11/24/2008	Meas/Inspect	336	PATRIOT
1/14/2000	Meas/Inspect	163	PATRIOT
8/2/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5382		Sq. Ft.	Site		0	70.	1.08	6									407,022						407,000	

Total AC/HA: 0.12355 | Total SF/SM: 5382 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 407,022 | Spl Credit | Total: 407,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.97515047
Adj $ / SQ:	171.139
Other Features:	71500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	314195
Depreciation:	97400
Depreciated Total:	216794

COMMENTS

2 OF=BMT SINK & TOILET.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

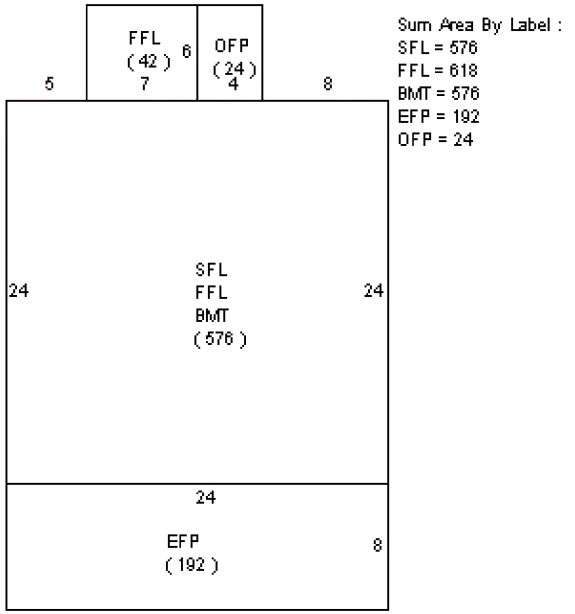
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	618	171.140	105,764
BMT	Basement	576	51.340	29,573
SFL	Second Floor	576	171.140	98,576
EFP	Enclos Porch	192	40.380	7,752
OFP	Open Porch	24	42.910	1,030

Net Sketched Area:	1,986	Total:	242,695
Size Ad	1194	Gross Are	1986	FinArea	1194
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	171.14
Special Features:	0	Val/Su Net:	109.16
Final Total:	216800	Val/Su SzAd	181.57

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

083.0-0004-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	